

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Joanna L. Bilotta-Simeone, Chair
Nathan J. Lockwood, Vice-Chair
Damon McQuaid, Clk.
Kenneth Chenis, Mbr.
Matthew Allison, Mbr.



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Adam R. Burney
Land Use Director

Minutes March 19, 2015

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA

Time: 7:00 PM

Present: Nathan J. Lockwood, Damon McQuaid, Kenneth Chenis, Matthew Allison, Adam R. Burney

Absent: Joanna L. Bilotta-Simeone

Also Present: Amory Phelps, Richard McGrath, Lois Lewis, Cullen Dwyer

JOINT MEETING WITH HISTORICAL COMMISSION

Architectural Preservation District (APD) Bylaw

Noted comments received from Bob Ebersole, Damon McQuaid, and Nathan Lockwood. The Planning Board and the Historical Commission reviewed the draft bylaw.

K. Chenis asked the Historical Commission for an update on the bigger picture of the intent of the bylaw. He noted that the language needed to meet the spirit of what the Commission is trying to accomplish. Commission members responded that the intent is to preserve the historical treasures in the proposed District and to maintain the character of the Town.

There was discussion concerning substantial alterations and minor alterations. K. Chenis noted that only the substantial alterations were binding. Pg 1- Changes will be made to **Section 1: Purpose** (d), (e), and **Section 2: Alteration Substantial**.

Page 2- **Certificate to Alter** revised. Discussion regarding **Contributing Property**. Revised to include more than just buildings. Will add in "stone wall". Edits made to **Demolition by Neglect**.

Page 3- **Substitute Siding**- deleted. Section 6(h) also deleted as it references substitute siding. **Section 5: APDC Powers and Duties** edited to note both minor/substantial alteration and demolition.

Page 4- **Section 6: Exemptions**- edits made to (f) and (g). Deleted (h) as noted above, and (j). Edits made to **Section 7: Administrative Review/Determination of Applicability** including tying in the determination made to minor alteration. Will also note that the outcome will be a determination of applicability requiring binding review or a negative determination. N. Lockwood noted this has to be connected to issuance/non-issuance of a building permit.

Page 5- **Section 8: Binding Review-** Edits made to (a). It will also be noted that written determination shall be no later than **90** days after application submittal instead of the **60** currently in place. (Same for **Section 10: Procedures for Issuance and Filing of APDC Determinations.**)

Page 6- **Section 11: Enforcement** revised to include demolition by neglect and to note no building permit for up to 2 years as determined by the APDC.

Page 7- **Section 12: Coordination with Other Town Boards and Bylaws-** edited (c).

D. McQuaid, Motion to submit Architectural Preservation District Bylaw as amended with changes as discussed tonight, Second, K. Chenis, all aye.

Audio recording on file in the Planning Office.

ADJOURNED: 10:30 PM

Documents used at meeting:
Architectural Preservation District Bylaw DRAFT
03.12.15 email, subject: Architectural Preservation District, author: Rob Ebersole
03.10.15 email, subject: APD, author: Damon McQuaid